

MADAKET AREA PLAN WORK GROUP RECOMMENDATION

accepted by
Nantucket Planning & Economic Development Commission
on August 7, 2006

THIS PLAN WAS DEVELOPED BY THE MADAKET AREA PLAN WORK GROUP

Members

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The Madaket Area Plan (MAP) was drafted to fit the Massachusetts Commonwealth statute 41-81D for town comprehensive master plans, and as required by the Town of Nantucket. The sections of the MAP therefore conform to the 41-81D plan headings.

1. Goals and Policy

The goals and policy of the Madaket Area Plan are to articulate a vision for the Madaket area as a unique neighborhood of Nantucket, within the overall structure of the Nantucket Comprehensive Master Plan. The MAP takes into account the input of the residents of Madaket, taken from multiple sources over a period of several years, and represents the view of the Madaket community.

Overall, Madaket residents want to maintain the "county" and low-density nature of their neighborhood, as well as maintain open space and access to the waterfront. Madaket residents also wish to improve the water quality in Madaket Harbor and the surrounding watershed – Hither Creek, Madaket Ditch, and Long Pond.

Madaket Area Plan Boundary Map

The Madaket Area Plan covers the area of Madaket included in the red line boundary on the NP&EDC Madaket Area Plan 2005 map.

The boundaries of the MAP can be described as starting from Warrens Landing Road and the boundary of the Fishers Landing development (behind the Creek Lane properties), along Madaket Road to Long Pond, through Long Pond to Red Barn Road, to the south shore, along the beach around Smith's Point and Madaket Harbor, back to Warren's Landing Road. MAPWG recommended that the Wood and FAA properties be included in the Madaket Area Plan boundary, but the NP&EDC voted to exclude them.



Photo courtesy of Beverly Hall

2. Land Use

The Land Use plan element identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included.

Land Use Recommendations for Madaket

- 2.1 MAPWG recommends that the RC zoned parcels along North Cambridge Street and Little Neck Way in Madaket, with the exception of the Madaket Marine parcels, be re-zoned to either LUG2 or R2 to reflect current size and use. The Madaket Marine parcels should remain zoned as RC to fit their use. *(This recommendation has been accomplished. The east side of North Cambridge Street is now incorporated with LUG2. The harborfront area off Little Neck Way, formerly RC, is now R2.)*
- 2.2 MAPWG reviewed possible rezoning options for the area east of Cambridge Street along Madaket Road and Long Pond Drive. The properties are currently zoned LUG2 or R2, but conform to a mix of R2, LUG1 and LUG2 zoning categories.

Madaket Area Plan - Zoning Districts



While it is desirable to rezone properties to fit their use, it would be difficult to rezone the area without creating nonconforming lots. Therefore, MAPWG decided not to recommend any zoning changes here.

3. Housing

The Housing element identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens.

Housing recommendations for Madaket

- 3.1 MAPWG recommends that opportunities for buildable lots be created for affordable housing in Madaket similar to what has been accomplished in Surfside.
- 3.2 MAPWG encourages a "land swap" near Columbus Avenue between the Town and the Madaket Land Trust.

- 3.3 MAPWG encourages accessory apartments as permitted in section 139-7C of the Zoning Bylaw.
- 3.4 MAPWG supports limiting the height of primary buildings in Madaket to 25 feet, and limiting secondary dwellings and all ancillary buildings to 22 feet in height.

4. Economic Development

The Economic Development element identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities.

Economic Development comments and recommendations for Madaket

- 4.1 It is not required that Madaket have a specific commercial area, although some pre-existing non-conforming commercial activity exists in the Tristram's Landing area and at the West End Restaurant and Market on Madaket Road. In addition, while MAPWG accepts the pre-existing non-conforming commercial use, we recognize that it does not fit within the objectives of the Madaket Area Plan.

- 4.2 MAPWG recommends that if there were to be any additional commercial development in Madaket, that such commercial activity would be contained in a "village center" in the area near the Tristram's Landing tennis courts, within the existing property boundary located at 5 S. Cambridge Street, map #59.4, parcel 133.

5. Natural and Cultural Resources

The Natural and Cultural Resources element provides an inventory of the significant natural, cultural and historic resource areas of the municipality, and policies and strategies for the protection and management of such areas.

Natural and Cultural Resources recommendations for Madaket

- 5.1 MAPWG encourages improvement of water quality of Long Pond, Hither Creek, and Madaket Harbor with input from Madaket Harbor Planning efforts and the MA Estuaries study.
- 5.2 MAPWG encourages the Town, pursuant to the beach management plan and acting through its Right of Way Committee and the NP&EDC, to identify and secure access to beaches and waterfront for public use.
- 5.3 MAPWG supports the Nantucket Land Council campaign to purchase the development rights to the 270-acre Loring Property.
- 5.4 While Eel Point is not within the boundary of the MAP, MAPWG recognizes that the Eel Point beach area is a unique natural resource that should be maintained for public access. We support vehicle access to Eel Point, with the appropriate permits.

6. Open Space and Recreation

The Open Space and Recreation element provides an inventory of recreational resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.

Open Space comments and recommendations for Madaket

- 6.1 Open Space Zoning is the identification of parcels of land that are currently preserved as conservation areas or open space and rezoning them from a residential zone to open space zone so that the use of the site matches the zoning district.
- 6.2 The Madaket Area Plan Work Group supports the concept of an Open Space Zoning District and suggests that the Planning Board study and develop documents needed to establish such a district.
- 6.3 MAPWG encourages the Town of Nantucket to improve and enhance the "Wood Property" for recreational uses and open spaces.

- 6.4 In addition, MAPWG encourages the Town to pursue purchase of the FAA property and keep it as open space, unless circumstances or conditions arise which require other use of the area in order to sustain a healthy environment for Madaket.
- 6.5 MAPWG encourages the Land Bank to improve and enhance their North Cambridge Street properties (formerly the Reith, Latici, and Crocker properties) for recreational uses and open space.

7. Services and Facilities

The Service and Facilities element identifies and analyzes existing and forecasted needs for facilities and services used by the public.

Services and Facilities comments and recommendations for Madaket

- 7.1 MAPWG supports the provision of seasonal, portable toilet facilities at public beaches.
- 7.2 MAPWG recommends that parking be provided along Ames Avenue.
- 7.3 MAPWG recommends maintaining a boat float at Madaket Millie's Bridge.
- 7.4 MAPWG supports the creation of small, randomly located, pervious parking areas at public water access points, but with the intention to avoid parking lots along the waterfront.
- 7.5 MAPWG does not support the installation of town water service to the Madaket area.
- 7.6 The CWMP recommendation of a sewage treatment plant for Madaket is based on assumptions that existing on-site septic systems are inadequate and there are excessive levels of nutrient loading in Madaket Harbor/Long Pond/Hither Creek due to failed septic systems. At the present time, MAPWG is opposed to the creation of a central sewage treatment plant due to the lack of scientific water quality data, the potential cost impact for Madaket residents, and the potential impact on growth and development in Madaket. MAPWG recognizes that this is the single most important issue confronting Madaket property owners.
- 7.7 MAPWG strongly encourages the town to continue collecting data from on-going and additional scientific water quality testing of our surface and ground water. These data will be essential for making informed decisions in the future concerning the management of wastewater disposal.
- 7.8 In addition, MAPWG strongly supports an aggressive inspection, measurement and enforcement program which will: (1) identify and fix on-site septic systems that are imminent health hazards; (2) quantify the impact on the Madaket watershed

- of making on-site septic improvements; and (3) identify alternatives for Madaket residents that will result in improvements to the watershed.
- 7.9 We must identify where the problems are, if any, and apply existing on-site technology, or innovative alternative technology, as it is approved, to specific site, multi-site, or adjacent areas for wastewater treatment solutions. Madaket is diverse in requirements and needs, and treating the entire Madaket area may or may not be necessary. The extent and cost of treatment should ultimately apply only to those individuals or areas in need.
- 7.10 It is the considered opinion of MAPWG that properly working on-site septic systems will limit nutrient loading in the watershed system, thereby protecting and enhancing the quality of groundwater flowing into and affecting the Madaket Harbor/Hither Creek/Long Pond waters.
- 7.11 MAPWG recommends that in the event a sewage treatment plant is built to service the Madaket Area, it shall be designed and built to accommodate no more than the number of bedrooms that are allowed under the current Board of Health Regulations pertaining to on-site septic systems and separation of water wells from septic systems.
- 7.12 MAPWG recommends on-going groundwater, surface water, and air quality testing by the Landfill and that these test results be available to the public on an on-going basis. MAPWG recommends that the Landfill take immediate and aggressive actions to reduce any negative impact on groundwater, surface water, and air quality, and to report to the BOH on these actions.
- 7.13 MAPWG recommends that the town continue to explore innovative technologies for processing and handling solid waste, including an aggressive recycling program, and implement those technologies as they become available.

8. Circulation

The Circulation element provides an inventory of existing and proposed circulation and transportation systems.

Circulation recommendations for Madaket

- 8.1 MAPWG recommends that an alternate access route to Madaket via Eel Point Road and Warren's Landing Road be developed for emergency use.
- 8.2 In support of maintaining the rural nature of the Madaket community, MAPWG recommends the preservation of the existing narrow dirt roads and lanes that meander through the moors and down to the water, and protect them from urbanization efforts such as widening, paving or other "improvements".

- 8.3 MAPWG supports public transportation. MAPWG suggests that NRTA extend the bus schedule from mid-May to the end of September to accommodate commuters to/from town. In addition, MAPWG requests that NRTA maintain a more reliable time schedule for each stop, and identify places to stop that are not on the bike path or impeding traffic.

9. Implementation Program

The Implementation Program element defines and schedules the specific municipal actions necessary to achieve the objectives of each element of the master or study plan. Scheduled expansion or replacement of public facilities or circulation system components and the anticipated costs and revenues associated with accomplishment of such activities shall be detailed in this element. This element shall specify the process by which the municipality's regulatory structures shall be amended so as to be consistent with the master plan.

The Implementation Program is to be the responsibility of the Nantucket Planning and Economic Development Commission.

Implementation recommendations for Madaket

- 9.1 MAPWG recognizes that planning is an ongoing process, and recommends that NP&EDC designate the Madaket Area Plan Work Group to remain involved in the implementation and updates of the Madaket portions of The Nantucket Master Plan.



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